

TOWN OF LOS GATOS
110 East Main Street, Los Gatos, CA 95032 (408) 354-6872

SUMMARY MINUTES OF A REGULAR MEETING OF THE **DEVELOPMENT REVIEW COMMITTEE** OF THE TOWN OF LOS GATOS FOR **DECEMBER 22, 2009**, HELD IN THE TOWN COUNCIL CHAMBERS, CIVIC CENTER, 110 EAST MAIN STREET, LOS GATOS, CALIFORNIA.

The meeting was called to order at 9:00 a.m. by Chair Paulson.

ATTENDANCE

Members Present:

Joel Paulson, Associate Planner

Jennifer Savage, Planner

Marni Moseley, Assistant Planner

Wayne Hokanson, Fire Department

Anthony Ghiossi, Building Official

John Gaylord, Associate Engineer

PUBLIC HEARINGS

ITEM 1: 117 Isabelle Court
 Architecture and Site Application S-09-059

Requesting approval of a modification to Architecture and Site Application S-08-022 to construct a single family residence and detached garage with reduced setbacks on property zoned R-1:10. APN 532-13-068.

PROPERTY OWNER/APPLICANT: Eugenia and Vladimir Zininberg

1. *Chair Paulson* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced.
4. Members of the public were present:

Fletcher Parsons – Commented on the drainage corrections that he and Sheldon Gilbert worked with the owner on.

Sheldon Gilbert – No additional comments.

Laverne Nolan – Commented on the subdivision requirement for no parking signage on Isabelle Court.

Doug Gilbert – No additional comments.

5. Public hearing closed.
6. *Ghiossi* moved to approve the application subject to the conditions presented with the following findings and considerations:
 - (a) The project is Categorically Exempt pursuant to Sections 15303 of the State Environmental Guidelines as adopted by the Town in that the project consists of the construction of one single family dwelling.

- (b) The project is in compliance with the Residential Design Guidelines for single-family homes not in hillside residential zones.
- (c) As required by Section 29.20.150 of the Town Code, the considerations in review of an architecture and site application were all made in reviewing this project.

- 7. *Savage* seconded, motion passed unanimously.
- 8. Appeal rights were cited.

ITEM 2: 20102 Foster Road
Architecture and Site Application S-09-069

Requesting approval of a time extension for an approved Architecture and Site Application to construct a single family home on property zoned HR-5:PD. APN 537-33-009.

PROPERTY OWNER/APPLICANT: Joseph A McCarthy

- 1. *Chair Paulson* opened the public hearing.
- 2. Staff gave report on proposed project.
- 3. Applicant was introduced.
- 4. Members of the public were not present.
- 5. Public hearing closed.
- 6. *Ghiossi* moved to approve the application subject to the conditions presented with the following findings and considerations:

- (a) Pursuant to Sec. 29.20.325 (b) of the Town Code for granting time extensions:

- (1) There is no legal impediment to granting a new application for the same approval in that no changes have been made to the plans and the project still complies with Town Code and polices.
- (2) The conditions have been modified to reflect the new expiration date. No other conditions have been modified and no new conditions have been applied as part of the extension approval and there are no new facts concerning the proposed project.

- 7. *Gaylord* seconded, motion passed unanimously.
- 8. Appeal rights were cited.

ITEM 3: 16511 Topping Way
Architecture and Site Application S-09-057

Requesting approval to demolish a single family home, construct a single family residence, and construct an accessory structure with reduced setbacks on property pre-zoned R-1:8. APN 532-09-002.

PROPERTY OWNER: David and Heidi Zinman

APPLICANT: Adam Bittle

1. *Chair Paulson* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced.
4. Members of the public were present:

Mary Pfister – Commented that she lived across the street and asked about the trees proposed to be removed.

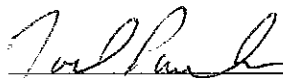
5. Public hearing closed.
6. *Ghiossi* moved to approve the application subject to the conditions presented with the following findings and considerations:
 - (a) The project is Categorically Exempt pursuant to Section 15303 of the State Environmental Guidelines as adopted by the Town.
 - (b) As required by Section 29.10.09030(e) of the Town Code for the demolition of a single family residence:
 - (1) The Town's housing stock will be maintained in that the house will be replaced.
 - (2) The structure has no historic significance.
 - (3) The property owner does not have the desire to maintain the structure.
 - (4) There is no economic utility to the structure.
 - (c) As required by Section 29.20.150 of the Town Code, the considerations in review of an architecture and site application were all made in reviewing this project.
7. *Gaylord* seconded, motion passed unanimously.
8. Appeal rights were cited.

OTHER BUSINESS

NONE

ADJOURNMENT

Meeting adjourned at 9:45 a.m. The next regularly scheduled meeting of the Development Review Committee is the following Tuesday.



Joel Paulson, Associate Planner